

June 29, 2021

Denise Baker
Partner
t. 416-947-5090
dbaker@weirfoulds.com

VIA EMAIL AND COURIER

File No. 21870.00001

Andrea Holland, City Clerk
City of Hamilton
City Hall
71 Main St. W., 1st Floor
Hamilton, Ontario
L8P 4Y5

Dear Ms. Holland:

Re: Notice of Appeal - 354 King Street West, Hamilton, ON
OPA File No: UHOPA-20-003
Zoning By-law File No: ZAC-20-008

We are legal counsel to King West Crossing Limited and DV Trillium Group Inc., (collectively, the "Client") with respect to the redevelopment of the property municipally known as 354 King Street West, Hamilton, (the "Property"). The Property is approximately 1.74 acres in area and is located on the northwest corner of King Street West and Queen Street North, abutting the western boundary of Downtown Hamilton.

Proposal Summary

On December 20, 2019, applications were filed with the City of Hamilton (the "City") for amendments to the City's Official Plan and Zoning By-law (the "Applications") and the Applications were deemed complete on January 17, 2020.

The Applications sought to permit additional storeys atop the previously site plan approved six (6) storey multiple dwelling and ten (10) storey hotel to be constructed on the Property. Specifically, the Applications sought approval for an additional 19 storeys atop the multiple dwelling building and an additional two (2) storeys atop the hotel, bringing the total heights to 25 (77.2 m) and 12 storeys (41.78 m), respectively, along with other modifications to the Zoning By-law regarding parking and modifications to the minimum rear yard, interior side yard, principal entrance location, and driveway accesses. The additional storeys would facilitate the development of 236 more residential units and 28 additional hotel suites.

On December 18, 2020, the Applications were amended to allow them to be considered in phases. The first phase dealt with the additional 2 storeys on the hotel portion of the Property ("Phase 1"). The effect of the approval of Phase 1 of the Application would be to add a site-specific policy for a portion of the Property to permit the maximum 12 storey building height for the hotel and to modify the Transit Oriented Corridor Mixed Use Medium Density (TOC1, 295) zone to deem the lot as one lot for zoning purposes, to permit a height of 42.0 metres (12 storeys) and to reduce the required parking for a hotel use.

The second phase of the Application deals with the additional 19 storeys atop the multiple dwelling to permit a total of 25 storeys and an additional 236 residential units ("Phase 2").

On May 4, 2021, a recommendation report went forward to Hamilton's Planning and Development Committee which recommended the approval of the Phase 1 portion of the Applications, and the associated planning instruments. This recommendation was approved by Council on May 12, 2021 and the appeal period has since expired without any appeals having been filed. Therefore, the amendments to the City's Official Plan and Zoning By-law for the Phase 1 portion of the Property are now in force and effect.

However, the Phase 2 Applications for the portion of the Property where the multiple dwelling building would be located, are still being evaluated by staff and there has been no indication as to when the Phase 2 Applications will be considered by Council. As such, because the City has failed to make a decision on the Phase 2 Applications within the time periods contemplated in the *Planning Act*, R.S.O. 1990, c.P.13, the Client is filing these appeals to the Ontario Land Tribunal ("Tribunal").

Background

The Property is designated 'Urban Corridor' on Schedule E – Urban Structure of the City of Hamilton Urban Official Plan ("UHOP") and 'Mixed Use – Medium Density' on Schedule E1 – Urban Land Use Designations. The Official Plan Amendment ("OPA") is required to establish an Urban Site-Specific Area in the UHOP to permit the total height of 25-storeys for the multiple dwelling building.

The Property is currently zoned 'Transit Oriented Corridor Mixed Use Medium Density (TOC1)' with exception 295 under City of Hamilton Zoning By-law No. 05-200, as amended. The Zoning By-law Amendment ("ZBA") is required to create a site-specific exception for the Property, which will amend the minimum required interior side yard setback, the minimum and maximum building heights, the minimum number of permitted vehicle accesses, a regulation related to the orientation of a principal building entrance, and parking requirement for the multiple dwelling.

Reasons for Appeal

The primary reason for the appeals is that a decision has not been made on the Applications within the statutory time period as set out in the *Planning Act*. However, in addition, it is our submission that:

1. The Applications are consistent with the Provincial Policy Statement (2020) and are in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The Applications propose additional units and intensification along an existing transit route, planned higher order transit corridor, and within a major transit station area. Applications promote an efficient form of development and environmental sustainability by permitting additional height and units atop an approved development;
2. The Applications further intensify a site which directly abuts Downtown Hamilton and is adjacent to public and active transportation routes including Hamilton Street Railway bus routes, the SoBi bicycle sharing service, and sidewalks along King Street West;
3. The Applications allow for a transit-supportive density adjacent to a proposed Light Rail Transit station which will facilitate additional residents and visitors to be located along the future transit corridor which will help improve the financial viability of the significant public investment made by the City and the Province;
4. The Applications will increase and diversify the housing stock within the Strathcona neighbourhood, bringing additional residents and vitality into the neighbourhood;
5. The Applications meet the intent of the UHOP land use designation policies for development within the Mixed Use – Medium Density designation by proposing additional

units and building height atop an approved development, resulting in a more compact urban form and contributing to increased pedestrian activity surrounding the site, which will support the planned higher order transit;

6. The Applications, including the additional requested height, meet the intent of the policies within the Strathcona Secondary Plan ("SSP") by ensuring compatibility of the additional height with adjacent land uses by adverse impacts associated with shadowing, noise, grading, traffic, and wind. Impacts to the adjacent land uses will be minimized through landscape buffers, distance separation, fencing, dark-sky friendly lighting and wind barriers;
7. The required amendment to the Strathcona Neighbourhood Plan to redesignate the Property from "civil and institutional" to "commercial and apartments" better implements the UHOP's urban structure and land use designations on the Property;
8. The Property is currently zoned 'Transit Oriented Corridor Mixed Use Medium Density (TOC1)' with exception 295 under the City's By-law No. 05-200, as amended. The TOC1 – 295 zone permits a wide variety of uses including multiple dwellings. The amendment to the Zoning By-law is required to create a site-specific exception for the Property with modified regulations, which conform to the policies of the UHOP and SSP;
9. The various supporting technical reports and studies submitted with the Applications conclude that the proposed development is appropriate and supportable from various technical perspectives and that there are no outstanding technical issues;
10. The proximity of the proposed development to community amenities such as parks, community centres, schools, shopping, entertainment as well as bus routes, rapid transit networks and active transportation options contributes to the reduction in reliance on automobile use and encourages active transportation and transit usage which ultimately facilitates the development of complete communities;
11. The Proposal represents good planning. The additional height provides for increased efficiency of the use of land and existing municipal infrastructure.

Filing Requirements

In satisfaction of the Tribunal's filing requirements, enclosed please find the following:

1. One completed OLT Appellant Form (A1) in respect of the two appeals; and
2. Two firm cheques, each in the amount of \$1,100.00, made payable to the Minister of Finance.

Please acknowledge the receipt of this letter and confirm that the Record has been forwarded to the Tribunal in accordance with the requirements of the *Planning Act*.

Yours truly,

WeirFoulds LLP



Per: Denise Baker
Partner

DB/mw

Encls.

Cc Client

16365053.1



Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
Tel: 416-212-6349 | 1-866-448-2248
Web Site: olt.gov.on.ca

Appeal Form (A1)

Date Stamp

(OLT Office Use Only)

**OLT Case Number
(OLT Office Use Only)**

**Date Stamp – Appeal Received
by OLT**

Please complete this Appeal Form by following the instructions in the companion document titled “Appeal Form Instructions”. Please read **both** documents carefully to ensure you submit the correct information and complete this form correctly.

There are guides available for review on the Tribunal’s [website](#) for different appeal types to assist you in filing an appeal.

Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal) prior to completing this Appeal Form. Relevant portions of the applicable legislation should also be reviewed before submitting this form. Your appeal must be filed with the appropriate authority within the appeal period as set out in the notice of the decision and applicable legislation.

Section 1 – Contact Information (Mandatory)

Applicant/Appellant/Objector/Claimant Information				
Last Name:		First Name:		
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation): King West Crossing Limited and DV Trillium Group Inc.				
Email Address: gbluesz@bellacordesign.com				
Daytime Telephone Number:		Alternative Telephone Number:		
905-921-4419	ext.			
Mailing Address				
Unit Number:	Street Number:	Street Name:		P.O. Box:
	366	King Street West		
City/Town:	Province:	Country:	Postal Code:	
Hamilton	ON	Canada	L8P 1B3	

Representative Information			
X I hereby authorize the named company and/or individual(s) to represent me			
Last Name: Baker		First Name: Denise	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation): WeirFoulds LLP			
Email Address: dbaker@weirfoulds.com		LSO Number (if applicable):	
Daytime Telephone Number: 416-947-5090		Alternative Telephone Number: 905-829-8600	
ext.:			
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
10	1525	Cornwall Road	
City/Town:	Province:	Country:	Postal Code:
Oakville	ON	Canada	L6J 0B2
Note: If your representative is not licensed under the <i>Law Society Act</i> , please confirm that they have your written authorization, as required by the <i>OLT Rules of Practice and Procedure</i> , to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.			
<input type="checkbox"/> I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.			

Location Information	
Are you the current owner of the subject property?	X Yes <input type="checkbox"/> No
Address and/or Legal Description of property subject to the appeal:	
354 King Street West	
Municipality: City of Hamilton	
Upper Tier (Example: county, district, region):	

Language Requirements	
Do you require services in French?	<input type="checkbox"/> Yes X No

To file an appeal, please complete the section below. Complete one line for each appeal type		
Subject of Appeal	Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Example: Minor Variance	<i>Planning Act</i>	45(12)
1 Official Plan Amendment	Planning Act	17(40)
2 Zoning By-law Amendment	Planning Act	34(11)
3		
4		
5		

Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
X	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A

<input type="checkbox"/>	Appeal of <i>Development Charges, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A
<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act, Environmental Protection Act, Nutrient Management Act, Ontario Water Resources Act, Pesticides Act, Resource Recovery and Circular Economy Act, Safe Drinking Water Act, Toxics Reduction Act, and Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5A
<input type="checkbox"/>	Application to amend the <i>Niagara Escarpment Plan</i>	5B
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act, Mining Act, Lakes and Rivers Improvement Act, Assessment Act, and Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

Section 3A – Planning Matters

Appeal Reasons and Specific Information

Number of new residential units proposed:
236 additional units for a total of 322
Municipal Reference Number(s): UHOPA-20-03 and ZAC-20-008

List the reasons for your appeal:

See attached Appeal letter

Has a public meeting been held by the municipality? Yes No

For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:

- A: A decision of a Council or Approval Authority is:
- Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*
 - Fails to conform with or conflicts with a provincial plan
 - Fails to conform with an applicable Official Plan

And
B: For a non-decision or decision to refuse by council:

Consistency with the provincial policy statement, issued under subsection 3(1) of the *Planning Act*

- X Conformity with a provincial plan
- X Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan

If it is your intention to argue one or more of the above grounds, please explain your reasons:

See attached Appeal letter

Oral/Written submissions to council

Did you make your opinions regarding this matter known to council?

- Oral submissions at a public meeting of council
- Written submissions to council
- X Not applicable

Related Matters

Are there other appeals not yet filed with the Municipality?

- Yes X No

Are there other matters related to this appeal? (For example: A consent application connected to a variance application).

- Yes X No

If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:

Section 3B – Other Planning Matters

Appeal Specific Information (Continued)

Date application submitted to municipality if known (yyyy/mm/dd):

Date municipality deemed the application complete if known (yyyy/mm/dd):

Please briefly explain the proposal and describe the lands under appeal:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the [Section 3B Checklist\(s\)](#) located [here](#) and submit all documents listed.

Section 4A – Appeals under Environmental Legislation

Appeal Specific Information

Outline the grounds for the appeal and the relief requested:

Reference Number of the decision under appeal:
Portions of the decision in dispute:
Date of receipt of Decision or Director's Order (yyyy/mm/dd):
Applying for Stay? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, outline the reasons for requesting a stay: (Tribunal's Guide to Stays can be viewed here)
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 4A Checklist(s) located here and submit all documents listed on the checklist.

Section 4B – Environmental Application for Leave to Appeal

Are you filing an Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
Identify the portions of the instrument you are seeking to appeal:
Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:
Outline the relief requested:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 4B Checklist(s) located here and submit all documents listed on the checklist.

Section 5A – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act*

Appeal Specific Information	
Development Permit Application File No:	
Name of Applicant for Development Permit:	
Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission's website (www.escarpment.org))	

Section 5B – Application to amend the *Niagara Escarpment Plan*

Owner			
Last Name:		First Name:	
Email Address:			
Daytime Telephone Number:		Alternative Telephone Number:	
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
City/Town:	Province:	Country:	Postal Code:

Property Location & Information			
Municipality:		Street Number:	Street Name:
Lot:	Concession:	And/or	Lot: Plan:
Assessment Roll Number or PIN:		Lot Size:	

Property Servicing			
Existing Road Frontage:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	Proposed Road Frontage: <input type="checkbox"/> Municipal <input type="checkbox"/> Private
Existing Water Supply:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	Proposed Water Supply: <input type="checkbox"/> Municipal <input type="checkbox"/> Private
Existing Sewage Disposal:	<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	Proposed Sewage Disposal: <input type="checkbox"/> Municipal <input type="checkbox"/> Private

Is the Proposal the Subject of a Current Application? Please identify:	
<input type="checkbox"/>	Development Permit under <i>Niagara Escarpment Planning and Development Act</i>
<input type="checkbox"/>	The <i>Planning Act</i> (Official Plan or Zoning By-law Amendment)
<input type="checkbox"/>	The <i>Aggregate Resources Act</i> (License)
<input type="checkbox"/>	Committee of Adjustment (Minor Variance)
<input type="checkbox"/>	Land Division Committee (Severance)
<input type="checkbox"/>	Other:

Description of the Property
Describe the current use of the property including any existing buildings or structures:

Category of the Proposed Amendment
<input type="checkbox"/> Change in Designation <input type="checkbox"/> Change to Policy
<input type="checkbox"/> Request for Urban Servicing <input type="checkbox"/> Change to Plan Boundary
<input type="checkbox"/> Other:

Detailed Description of Proposed Amendment
Provide a detailed description of the proposed amendment:

Justification and Rationale (Including Reasons, Argument and Evidence in Support of the Amendment) (See Niagara Escarpment Plan Amendment Guidelines)
The justification submitted with the application should address the following:
<ol style="list-style-type: none">1. Analysis of how the proposed amendment is consistent with the <i>Niagara Escarpment Planning and Development Act</i>, the Niagara Escarpment Plan, and shall be consistent with other relevant Provincial plans.2. A justification which includes the rationale for the amendment, as well as reasons, arguments or evidence in support of the change to the Plan proposed through the amendment.
The following studies and reports may be necessary to be submitted in support of justification of the proposed amendment (The applicability of the following will depend on the nature of the application):
<input type="checkbox"/> Agricultural Land Use Impacts
<input type="checkbox"/> Air Quality Impact Assessment
<input type="checkbox"/> Engineering Reports
<input type="checkbox"/> Environmental Impact Study
<input type="checkbox"/> Geological Studies
<input type="checkbox"/> Grading Plans – Existing and proposed and Slope Stabilization Plans and Typical Cross Sections
<input type="checkbox"/> Historical/Cultural/Archeological Impact Assessment
<input type="checkbox"/> Hydrogeological Impact Assessment
<input type="checkbox"/> Landscape/Visual Impact Analysis
<input type="checkbox"/> Noise Impact Assessment
<input type="checkbox"/> Setback from the Brow of the Escarpment
<input type="checkbox"/> Suitable for Septic Systems
<input type="checkbox"/> Traffic Impact Assessment
<input type="checkbox"/> Tree Removal/Planting including Berming and Landscaping
<input type="checkbox"/> Other:

Site Plan

Please attach an accurate Site Plan drawn to scale. The Site Plan may be drawn on a blank sheet; on an attached Survey, or by using mapping software (Ontario Make a Map etc.). The Site Plan must show existing features, such as, buildings and structures, streams, changes in grades, rock outcrops, driveways, forested areas and proposed uses to changes to the property or the features.

NOTE: For amendments regarding Mineral Resource Extraction Areas, please provide copies of the Site Plan as required by Regulation under the *Aggregates Resources Act*.

Section 6 – Mining Claim and Conservation Matters

Appeal Specific Information

List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all "Filed Only" Mining Claims, if appropriate: (This is to be completed for *Mining Act* appeals only.)

--

List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):

--

Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:

Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:

--

Respondent Information

Conservation Authority:

--

Contact Person:

--

Email Address:

--

Daytime Telephone Number:	ext.	Alternative Telephone Number:
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Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available

Unit Number:	Street Number:	Street Name:	P.O. Box:
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City/Town:	Province:	Country:	Postal Code:
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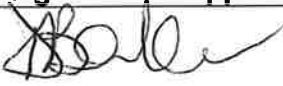
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There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 6 Checklist(s) located here and submit all documents listed on the checklist.

Section 7 – Filing Fee

Required Fee						
Please see the attached link to view the OLT Fee Chart.						
Total Fee Submitted: \$2,200.00						
Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>	Money Order	X	Lawyer's general or trust account cheques
	<input type="checkbox"/>	Credit Card				
If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form.						
If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the Fee Reduction request form .						
<input type="checkbox"/> Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)						

Section 8 – Declaration (Mandatory)

Declaration		
I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.		
By signing this appeal form below, I consent to the collection of my personal information.		
Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Denise Baker		2021/06/29
Personal information or documentation requested on this form is collected under the authority of the <i>Ontario Land Tribunal Act</i> and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the <i>Freedom of Information and Protection of Privacy Act</i> and section 9 of the <i>Statutory Powers Procedure Act</i> , all information collected is available to the public subject to limited exceptions.		
We are committed to providing services as set out in the <i>Accessibility for Ontarians with Disabilities Act, 2005</i> . If you have any accessibility needs, please contact our Accessibility Coordinator at OLT.Coordinator@ontario.ca or toll free at 1-866-448-2248 as soon as possible.		

Section 9 – Filing Checklists (Mandatory)

Filing/Submitting your form and documentation			
You must file your Appeal Form with the appropriate authority(s) by the filing deadline.			
If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.		
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.		
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.		
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.		
If the completed Section is:	You must file with the following:		
Section 3A	Municipality or the Approval Authority/School Board *If you are filing under the <i>Ontario Heritage Act</i> , including under s. 34.1(1) , please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal in addition to the Municipality or Approval Authority.		
Section 3A & 3B or Section 4A or Section 4B or Section 6	Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5 Phone: 416-212-6349 1-866-448-2248 Website: www.olt.gov.on.ca		
Section 5A or 5B	<table border="0"> <tr> <td style="vertical-align: top;"> For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara </td> <td style="vertical-align: top;"> For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon) </td> </tr> </table>	For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara	For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)
For the Areas of: Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara	For the Areas of: Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)		

	<p>City of Hamilton</p> <p>File with:</p> <p>NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3rd Floor Georgetown, ON L7G 4B1</p> <p>Phone: 905-877-5191 Fax: 905-873-7452 Website: www.escarpment.org Email: necgeorgetown@ontario.ca</p>	<p>File with:</p> <p>NIAGARA ESCARPMENT COMMISSION 1450 7th Avenue Owen Sound, ON N4K 2Z1</p> <p>Phone: 519-371-1001 Fax: 519-371-1009 Website: www.escarpment.org Email: necowensound@ontario.ca</p>
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NOTE: Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

NOTE: Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.

HEAT SENSITIVE IMAGE TEMPORARILY DISAPPEARS WITH HEAT

WeirFouldsLLP
BARRISTERS & SOLICITORS

4100 - 66 Wellington Street West
PO Box 35, Toronto-Dominion Centre
Toronto, ON M5K 1B7

Bank of Montreal
1 First Canadian Place
100 King Street West
Toronto, ON M5K 1A3

44840

MM DD YYYY

April 29, 2021

\$ **1,100.00**

pay **One Thousand One Hundred and 00/100 Dollar(s)*****

pay to the order of Minister of Finance

GENERAL ACCOUNT

WeirFouldsLLP

PER *Billy*
PER *Hayne Eg*



⑈44840⑈ ⑆00022⑆00⑆⑆

1987⑆⑆799⑈

HEAT SENSITIVE IMAGE TEMPORARILY DISAPPEARS WITH HEAT

WeirFouldsLLP
BARRISTERS & SOLICITORS

4100 - 66 Wellington Street West
PO Box 35, Toronto-Dominion Centre
Toronto, ON M5K 1B7

Bank of Montreal
1 First Canadian Place
100 King Street West
Toronto, ON M5K 1A3

44841

MM DD YYYY

April 29, 2021

\$ **1,100.00**

pay **One Thousand One Hundred and 00/100 Dollar(s)*****

pay to the order of Minister of Finance

GENERAL ACCOUNT

WeirFouldsLLP

PER *Billy*
PER *Hayne Eg*



⑈44841⑈ ⑆00022⑆00⑆⑆

1987⑆⑆799⑈